

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S of East Kingston Park Lane,		
90' W centerline of Leftway	*	DEPUTY ZONING COMMISSIONER
15 th Election District		
5 th Councilmanic District	*	OF BALTIMORE COUNTY
(158 East Kingston Park Lane)		
	*	CASE NO. 99-487-A
Michael & Judith Errickson		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Michael & Judith Errickson, owners of the property at 158 East Kingston Park Lane. The subject property is located in the Middle River area of Baltimore County. The administrative variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit sideyard setbacks of 6 ft. in lieu of the required 10 ft. in a D.R.5.5 zone. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.


RECEIVED FOR FILING
7/20/99
R. Errickson

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested administrative variance should be granted.

THEREFORE, IT IS ORDERED this 20th day of July, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for Administrative Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit sideyard setbacks of 6 ft. in lieu of the required 10 ft. in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with any recommendations made by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
7/20/99
R. J. JAMES



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 20, 1999

Mr. & Mrs. Michael Errickson
158 East Kingston Park Lane
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 99-487-A
Property: 158 East Kingston park Lane

Dear Mr. & Ms. Errickson:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 158 EAST KINGSTON PARK LANE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.01 (CHART.) to permit

SIDE YARD SETBACKS OF 6 FT. IN LIEU OF THE REQUIRED 10 FT.
IN A DR 5.5 ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

MICHAEL ERRICKSON

Name - Type or Print

Michael Erickson
Signature

JUDITH ERRICKSON

Name - Type or Print

Judith Erickson
Signature

158 EAST KINGSTON PARK LANE

Address

Telephone No.

BAITIMORE MARYLAND

City

State

21220
Zip Code

Representative to be Contacted:

MICHAEL ERRICKSON

Name

158 EAST KINGSTON PARK LANE

Address

Telephone No.

BAITIMORE MARYLAND

City

State

21220
Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 19 day of June, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

89-487-A

Reviewed By

SM

Date

6-1-99

Estimated Posting Date

6-20-99

REV 9/15/98

ORDER RECEIVED FOR FILING
7/20/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 158 EAST KINGSTON PARK LANE
Address
BALTIMORE MARYLAND 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1) Costs to update and/or renovate the existing dwelling (built in 1924) would equal, if not exceed, the costs to erect a new dwelling.
- 2) The law dictating that no dwelling is to be erected within 100 feet from a water's edge, limits the available land area that may be used in erecting a new dwelling.
- 3) Difficulty in choosing a dwelling style that will provide us with the square footage of living space that we desire, while conforming to the styles of the surrounding dwellings.
- 4) The specific dwelling style that we have chosen, permits us to have at least 6 feet of open land from the corners and sides of the proposed dwelling to the side boundary lines of the property; thus, the variance request.

In summary of the above, we feel that granting us this variance will resolve our "Hardships/Practical Difficulties", while keeping us in abeyance of the current environmental laws and keeping us in conformity with the styles of the surrounding dwellings.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael Erickson
Signature
MICHAEL ERRICKSON
Name - Type or Print

Judith Erickson
Signature
JUDITH ERRICKSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of May, 1999 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Erickson and Judith Erickson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 26, 1999
Date

Melinda Diane Conti
Notary Public

My Commission Expires March 1, 2000

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 158 EAST KINGSTON PARK LANE
Address
BALTIMORE MARYLAND 21220
City State Zip Code

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- 2) The law dictating that no dwelling is to be erected within 100 feet from a water's edge, limits the available land area that may be used in erecting a new dwelling.
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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael Erickson
Signature

MICHAEL ERRICKSON
Name - Type or Print

Judith Erickson
Signature

JUDITH ERRICKSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Erickson and Judith Erickson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 26, 99
Date

Melinda Diane Conti
Notary Public

My Commission Expires March 1, 2000

R20 09/15/98

MELINDA DIANE CONTI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 158 EAST KINGSTON PARK LANE
which is presently zoned DR. S.S.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.01 (CHART.) to permit

SIDE YARD SETBACKS OF 6 FT. IN LIEU OF THE REQUIRED 10 FT. IN A
DR. S.S. ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL ERRICKSON

Name - Type or Print

Signature

JUDITH ERRICKSON

Name - Type or Print

Signature

158 EAST KINGSTON PARK LANE

Address

Telephone No.

BAITMORE MARYLAND

City

State

Zip Code

Representative to be Contacted:

MICHAEL ERRICKSON

Name

158 EAST KINGSTON PARK LANE

Address

Telephone No.

BAITMORE MARYLAND

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-487-4

Reviewed By SOH

Date 6-1-99

Estimated Posting Date 6-20-99

Zoning Description For: 158 East Kingston Park Lane

Beginning at a point on the ^{north}~~west~~ side of East Kingston Park Lane which is 15 feet wide
at the distance of 90 feet west of the centerline of the nearest improved intersecting
street, Leftway, which is 20 feet wide. Containing 11,765 square feet, also known
as 158 East Kingston Park Lane and located in the 15th Election District and the 5th
Councilmanic District.

99.487-A⁴⁸⁷

BALTIMORE COUNTY, MARYL D 99-487-A
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT
No. 065385

DATE 6-1-99 ACCOUNT REC 1600

AMOUNT \$ 50.00

RECEIVED FROM: MICHAEL CRUSON
ADRIAN RES VAN. 50

FOR: _____

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

5007

PAID RECEIPT
 PROCESS ACTUAL 100
 6/01/99 6/01/99 10:39:52
 REG 0305 CASHIER FOR PER ORDER
 DEP 5 520 ZIMING MERIT CATION
 Receipt # 067077
 CR 001 065385
 Net Tot 50.00
 .00 OK 100.00 Cr
 50.00 175
 Baltimore County, Maryland

99-487-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-487-A
PETITIONER/DEVELOPER:
(Michael Errickson)
DATE OF Closing
(July 5, 1999)

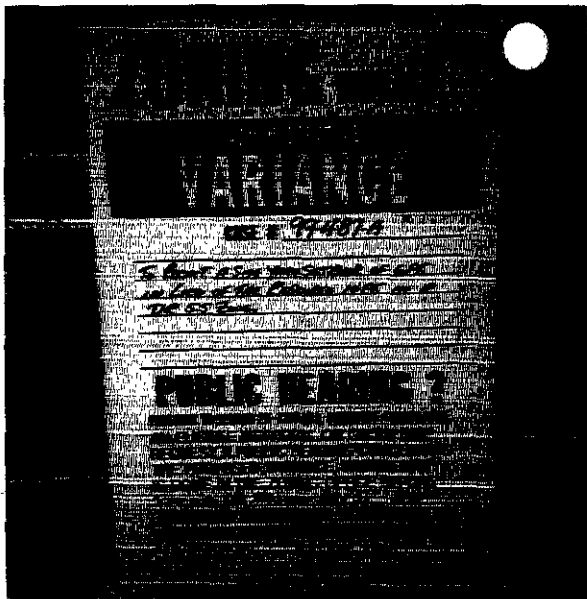
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
158 East Kingston Park Lane Baltimore , Maryland 21220_____

The sign(s) were posted on _____ 6-18-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle Sr.
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410) 687-8405 _____
[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 487 -A Address 158 EAST KINGSTON PARKLAN

Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-1-99 Posting Date: 6-20-99 Closing Date: 7-5-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 487 -A Address 158 EAST KINGSTON PARKLAN

Petitioner's Name MICHAEL ERIKSON Telephone 410-574-5489

Posting Date: 6-20-99 Closing Date: 7-5-99

Wording for Sign: To Permit SIDE YARD SETBACK OF 6 FT IN LIEU OF THE
REQUIRED 10 FT IN A DR.S.J. ZONE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 487

Petitioner: Michael and Judith Errickson

Location: 158 East Kingston Park Lane Baltimore MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael Errickson

ADDRESS: 158 East Kingston Park Lane
Baltimore MD 21220

PHONE NUMBER: (410) 574-5489

AJ:ggs

(Revised 09/24/96)

AV
7/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: June 28, 1999

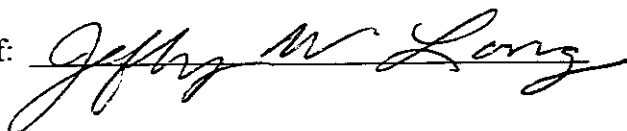
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 486 and 487

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

April 15, 1999

Re: Requesting a variance to build six feet from side property line at:

158 East Kingston Park Lane
Baltimore, Maryland 21220

To Whom it may concern,

I, Michael Errickson, owner and resident of 158 East Kingston Park Lane, have spoke to Gerald Pilarski, owner and resident of 156 East Kingston Park Lane, in detail of my plans to remove the existing house and build a new house 54 feet by 31 feet. Mr. Pilarski is aware that I will be requesting a variance to build six feet from our property line.

Date: 4/26/99

Michael Errickson
Michael Errickson

I, Gerald Pilarski, owner and resident of 156 East Kingston Park Lane, have spoke to Michael Errickson, owner and resident of 158 East Kingston Park Lane, in detail of his plans to remove the existing house and build a new house 54 feet by 31 feet. I am aware that he will be requesting a variance to build six feet from our property line. I have no problem or difficulty with his request for a variance.

Date: 4/26/99

Gerald Pilarski
Gerald Pilarski

487
99-487-A

April 15, 1999

Re: Requesting a variance to build six feet from side property line at:

158 East Kingston Park Lane
Baltimore, Maryland 21220

To Whom it may concern,

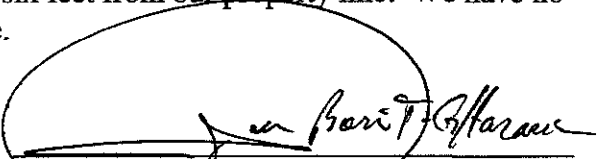
I, Michael Errickson, owner and resident of 158 East Kingston Park Lane, have spoke to Boris and Karmen Ghazarian, owners of 160 East Kingston Park Lane, in detail of my plans to remove the existing house and build a new house 54 feet by 31 feet. Mr. and Mrs. Ghazarian are aware that I will be requesting a variance to build six feet from our property line.

Date: 4/25/99


Michael Errickson

We, Boris Ghazarian and Karmen Ghazarian, owners of 160 East Kingston Park Lane, have spoke to Michael Errickson, owner and resident of 158 East Kingston Park Lane, in detail of his plans to remove the existing house and build a new house 54 feet by 31 feet. We are aware that he will be requesting a variance to build six feet from our property line. We have no problem or difficulty with his request for a variance.

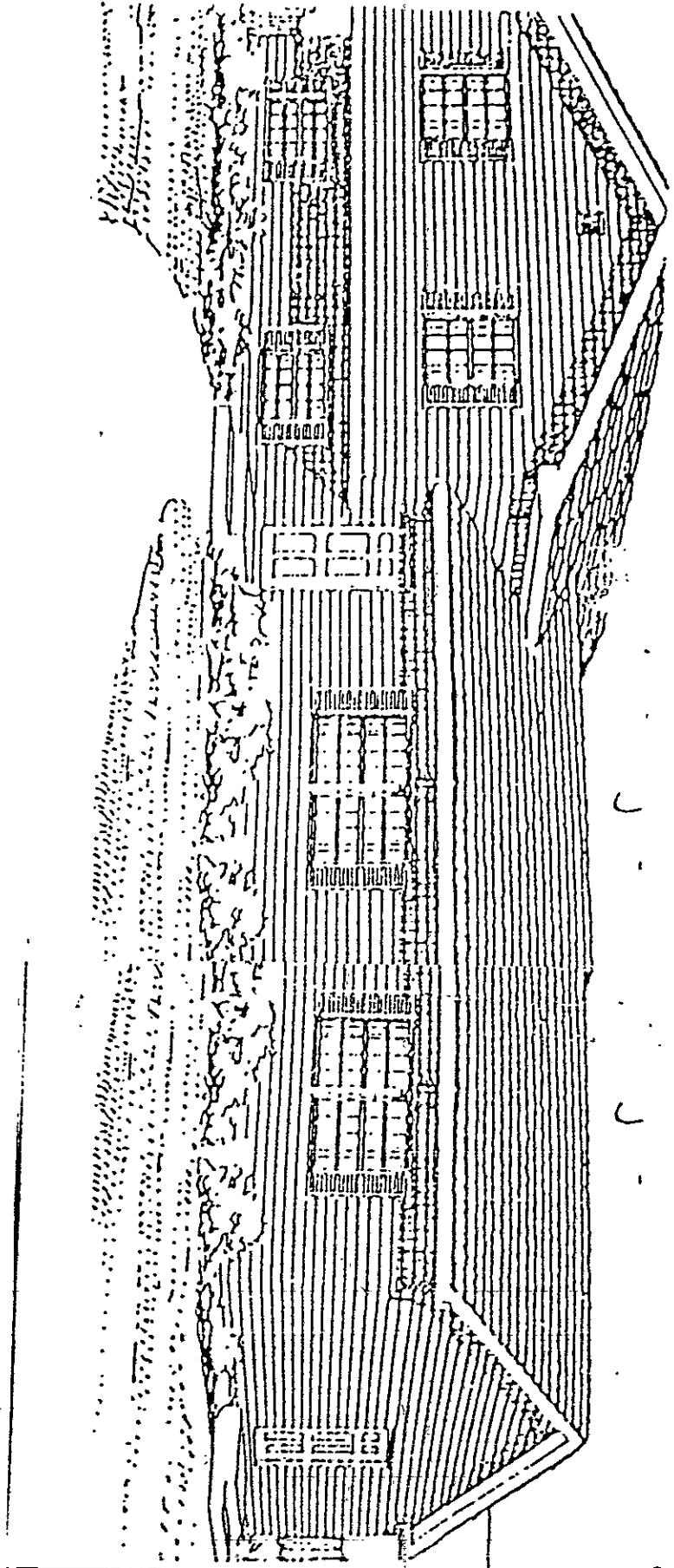
Date: 04/25/99


Boris Ghazarian

Date: 04/25/99


Karmen Ghazarian

487
99-487-A



FRONT SIDE
ELEVATION OF
PROPOSED HOUSE

99-487-A

PROPOSED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

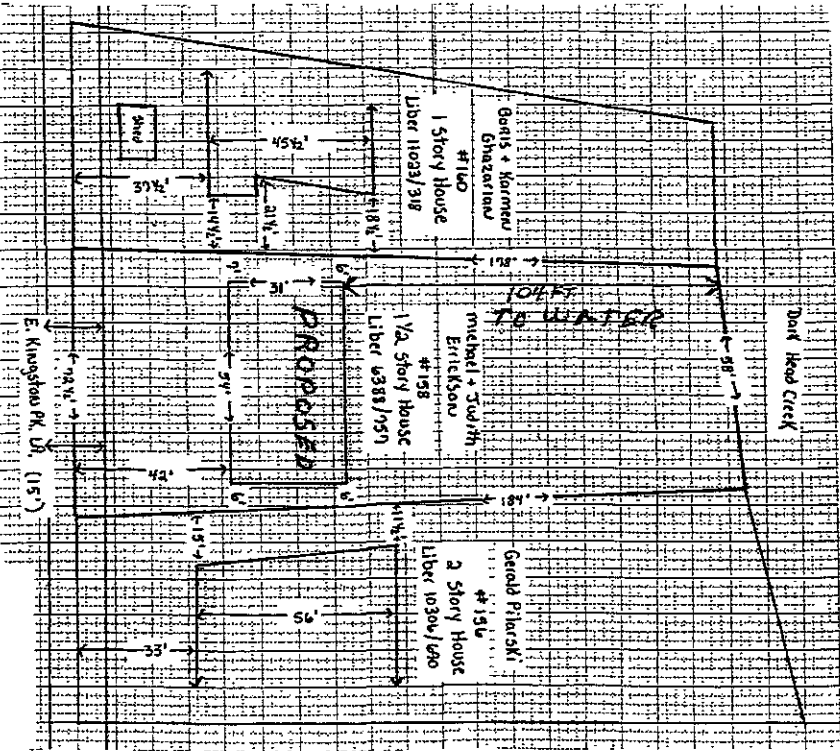
PROPERTY ADDRESS: 158 EAST KINGSTON PARK LANE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: MICHAEL AND JUDITH ERICKSON

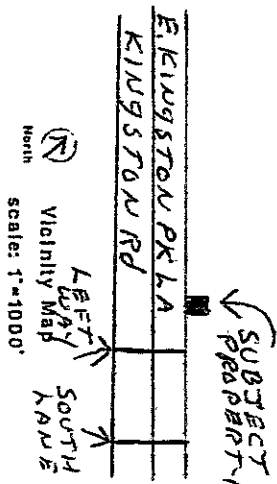


North

date: 5-29-99

prepared by: SEAE

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5th

1"=200' scale map#: NE-2-1

Zoning: DRS-5

Lot size: .27 acreage 11,765 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NO

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

99-487-A

EXISTING

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

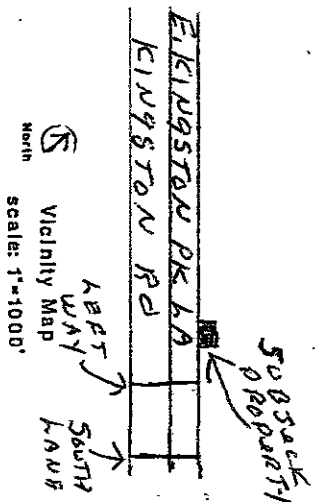
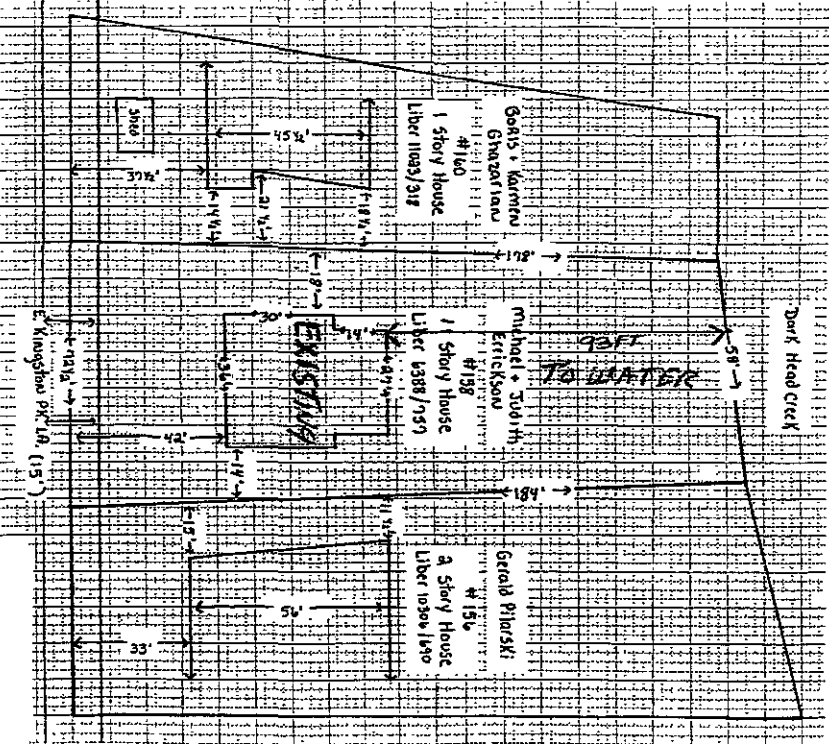
PROPERTY ADDRESS: 158 EAST KINGSTON PARK LANE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, section# _____

OWNER: MICHAEL AND JUDITH ERIKSSON



LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1"-200' scale map#: NE-2-2

Zoning: DR 5, 5

Lot size: 1.27 11,765
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ Yes ☐ No
Prior Zoning Hearings: None

Zoning Office USE ONLY!

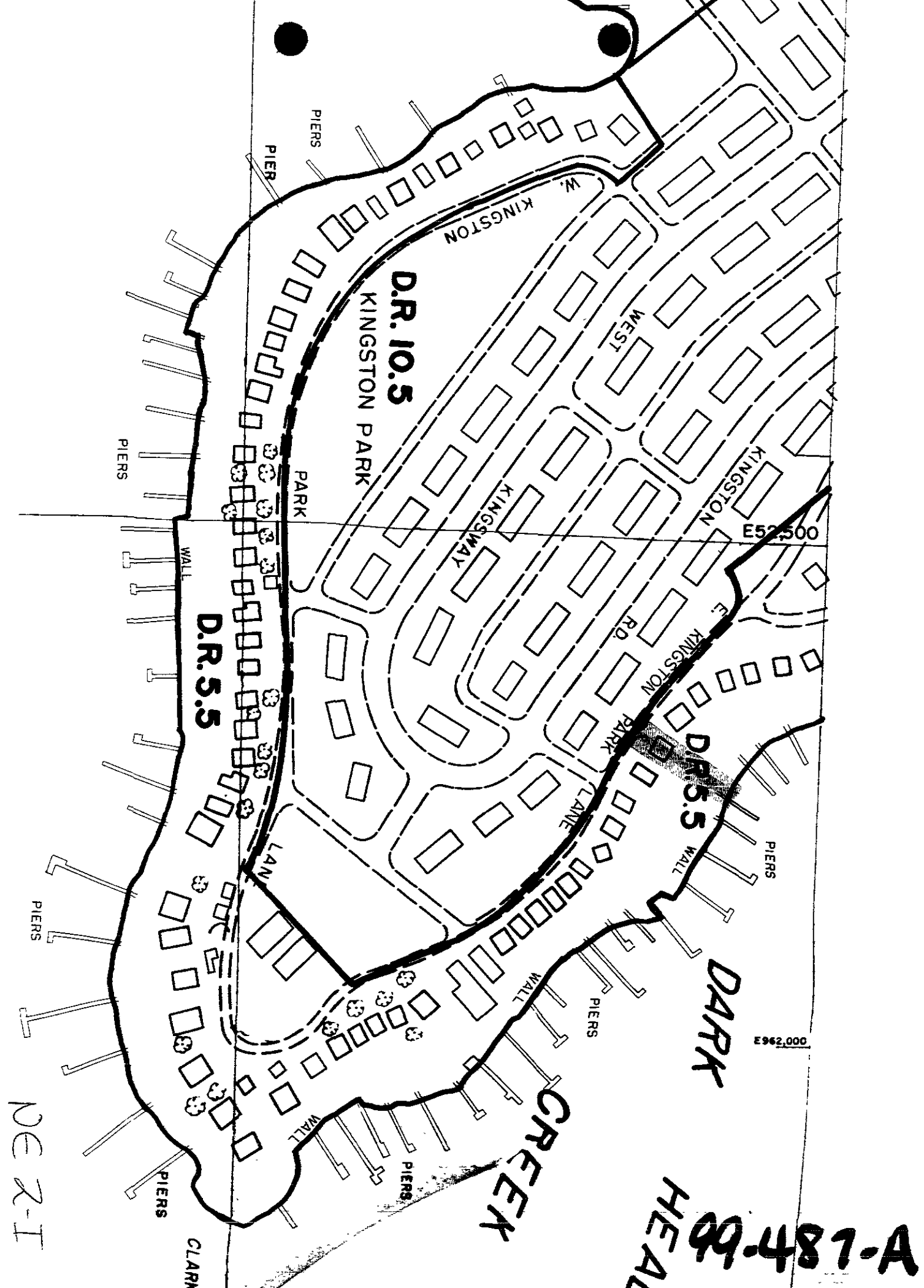
reviewed by: _____ ITEM #: _____ CASE#: _____

North

date: 5-29-99

prepared by: SELF

Scale of Drawing: 1" = 50'

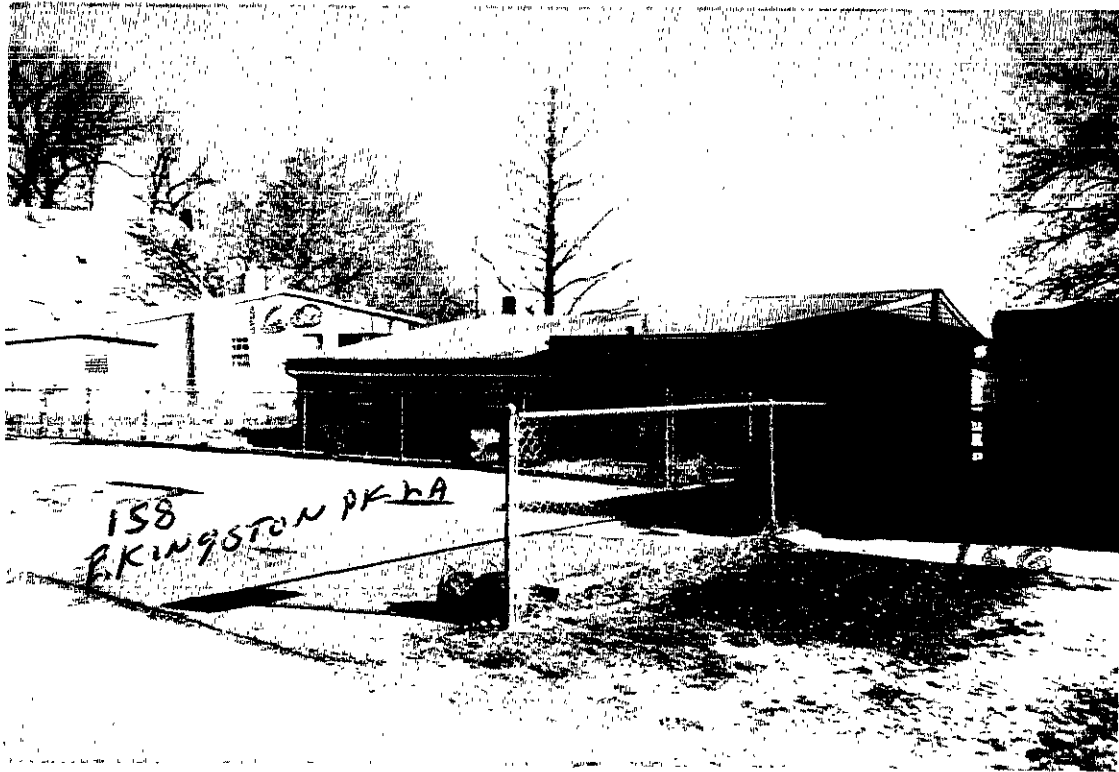


DE 2-I

99-487-A



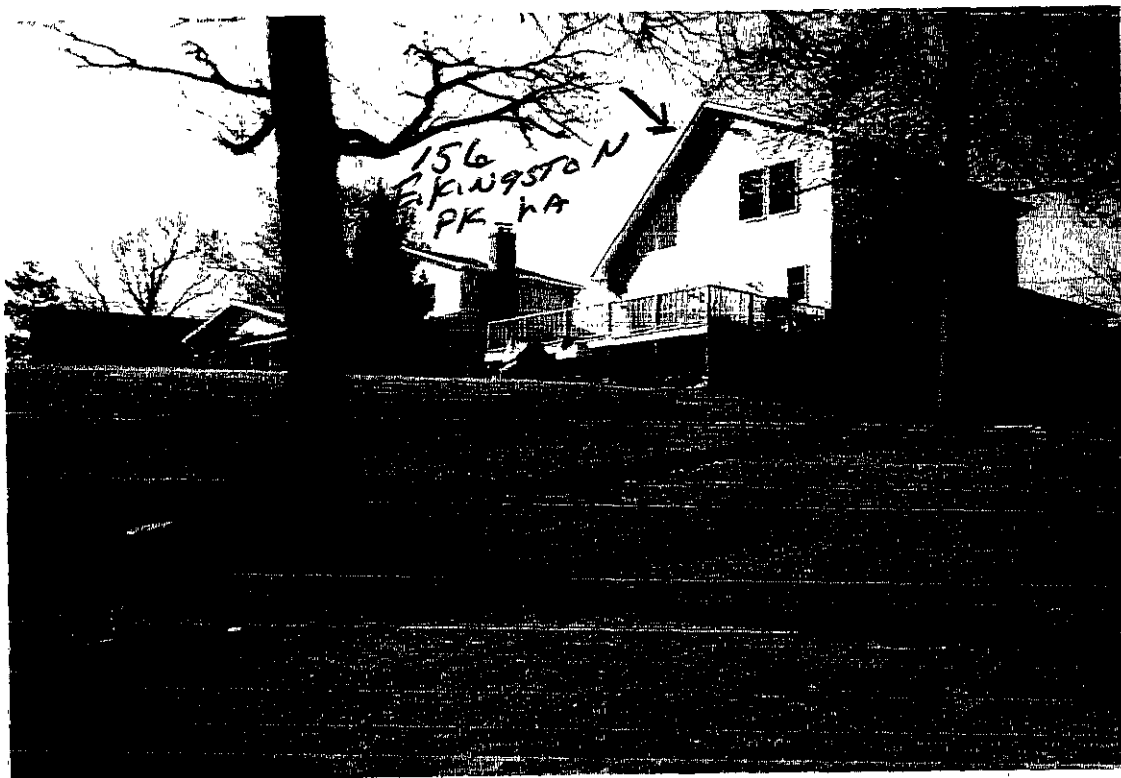
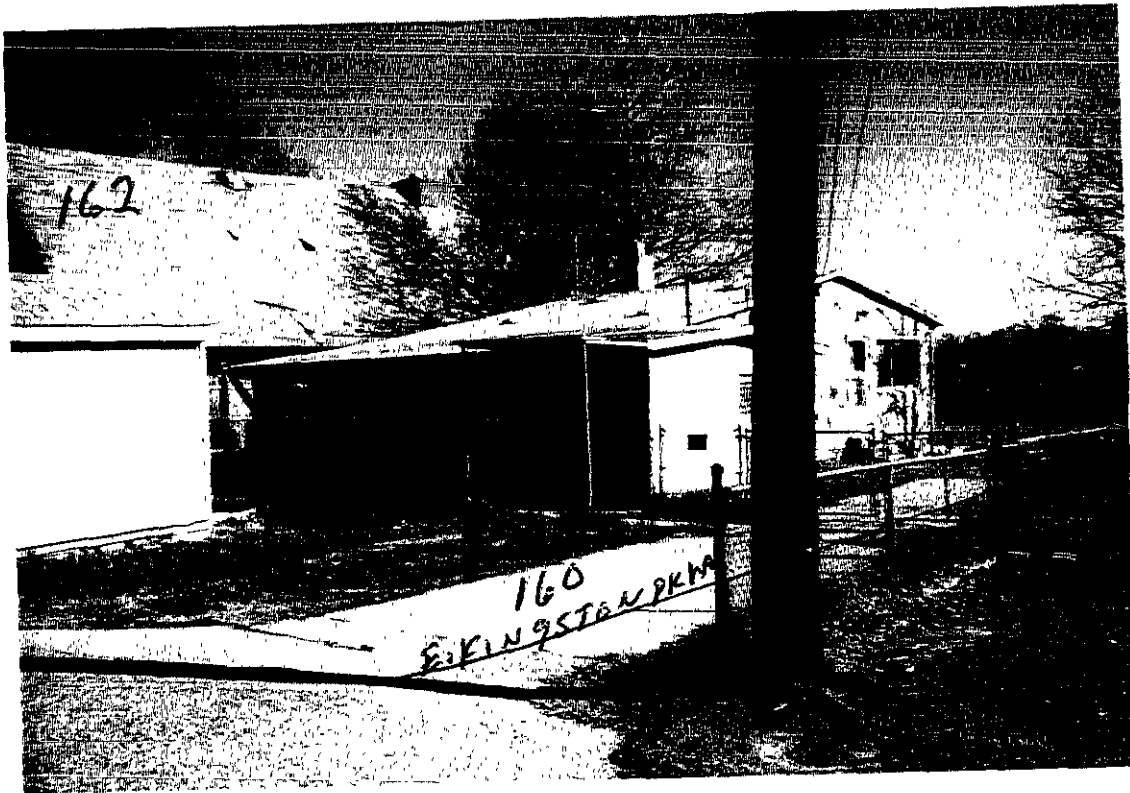
99-487-A



99-487-A



99-487-A



99-487-A

PLANIMETRICS PLOT



Pet. Ex. 1
99-487-A

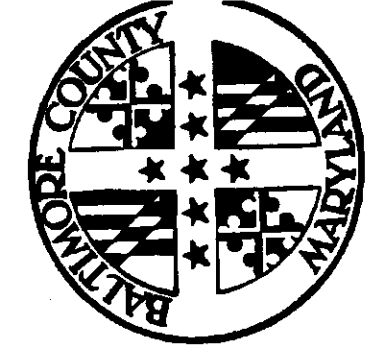
Legend

Mapsheet Index	Ramp Centerlines	Recreational Areas, Golf Courses
Residential Buildings	Commercial Pools	Commercial Pools
Commercial Buildings	Bike/Hike Areas	Athletic Fields, Tennis Courts, Playgrounds
Institutional Buildings	Natural Hydrography	Natural Hydrography
Garages and Other Structures	Reservoirs	Reservoirs
Buildings Under Construction	SW Reservoir Ponds	Bay Area
Toll Booths and Rail Stations	Water Towers and Storage Tanks	Boat Ramps, Piers, Dams, and Bulkheads
Curbs	Curbs	Drainage Connector
Paved Roads	Unpaved Roads	Culverts
Paved Alleys	Unnamed Roads	Headwall/Floodwall
Hidden Roads	Hidden Roads, Roads Under Construction	Hidden Hydrography
Road Intersections	Road Intersections	Index Contour
Paved Parking Lots, Driveways, Runways, Taxiways	Bridges and Overpasses	Intermediate Contour
Tunnel Portal	Rail Line	Index Depression Contour
Hidden Rail Line	Abandoned Rail	Intermediate Depression Contour
Metro Rail	Light Rail	Obscured Index Contour
Transmission Line	Pipeline	Obscured Intermediate Contour
Juneyards, Landfills, Quarries, Gravel and Sand Pits	Areas Under Construction, Power Stations	Obscured Index Depression Contour
Race Tracks, Cemeteries	Wooded Areas, Orchards/Nurseries	Obscured Intermediate Depression Contour
Tree Rows	Wetlands/Swamps	Hidden Contour
State Plane Grid Lines	Street Centerlines	Radio Towers
Alley Centerlines		Transmission Towers
		Microwave Transmitters
		Spot Elevations
		Water Elevations
		Bridge Elevations
		Roof Top Elevations

1:2400

0ft 100ft 200m 300m

N



Baltimore County - OIT GIS Services Unit

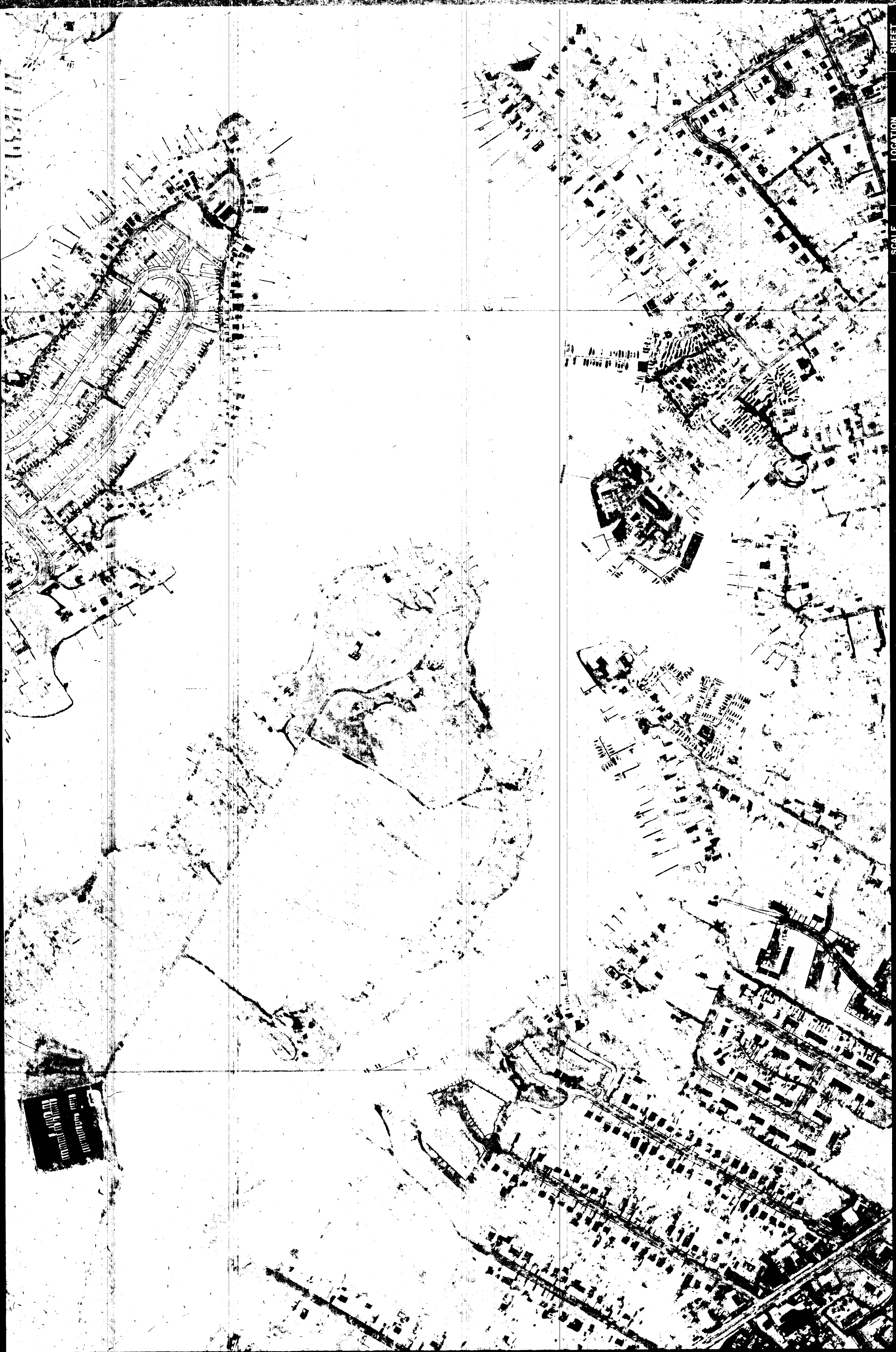
Layers:

INDEX, BLDG, ROADS, CLINE, TRANS
CULT, VEG, REC, HYDROL, HYDROP
COMM, SPOT, TOPO

Coordinate System:

Maryland State Plane: NAD83/91 Horiz. Datum
Elevations in Feet: NAVD88 Vertical Datum
Date of Data Capture: March 1995

Title ID: 090c3



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±		MIDDLE RIVER	N.E. 2-1
DATE OF PHOTOGRAPHY			
JANUARY 1986			